

## Chapter 15A-10 - OPEN SPACE DISTRICT

<b>15A-10-01</b>	<b>Purpose and Development Review</b> . . . . .	<b>1</b>
	A. Purpose	
	B. Development Review	
<b>15A-10-02</b>	<b>Permitted Land Uses in the Open Space District</b> . . . . .	<b>1</b>
	A. Matrix Explanation	
	B. Table of Uses	
	C. Explanatory Notes	



# Chapter 15A-10 - OPEN SPACE DISTRICT

## 15A-10-01 Purpose and Development Review

- A. **Purpose.** The Open Space District (OS) is designed to provide for an enhanced natural environment, protecting the City's limited natural and developed open spaces from further intrusions. The intent of the Open Space District is to establish areas in the City where only open and generally undeveloped lands are to be permitted. Development of a comprehensive network of permanent, multi-functional, publicly and privately owned open spaces shall be encouraged. Restrictions in this zone are designed to prevent the encroachment of residential, commercial, and industrial uses into these open space areas that would be contrary to the objectives and characteristics of this zone.
- B. **Development Review.** All developments within the Open Space District shall be reviewed and approved by the Planning Commission. The Planning Commission shall review all requests for public facilities including parks, pavilions, trails, equestrian areas, and indoor/outdoor recreation centers within this District. During the review process, the Planning Commission shall set appropriate building height, size, and setback requirements for each specific development proposal. Development shall be landscaped as determined appropriate by the Planning Commission upon consultation with the Parks and Recreation Department and in compliance with the City's Water Efficient Landscaping Ordinance.

## 15A-10-02 Permitted Land Uses in the Open Space District

- A. **Matrix Explanation.** The matrix below lists all permitted uses within the Open Space District. The letters "P", "C", or "N" shall mean "Permitted", "Conditional", or "Not Permitted" respectively. Refer to Special Use Standards within this Title for all land uses allowed with an "S". For those letters that are followed by a slash "/", the second letter shall indicate those location restrictions for business located within 250 feet of a residential district (unless bisected by a major arterial road as determined by the City Transportation Engineer in the Transportation Element of the Sandy City General Plan).
- B. **Table of Uses.**

Table 15A-10-02 - Uses in Open Space District	
Uses	District
	OS
Accessory Apartments	N
Accessory Structure (unless otherwise specified)	N
Agriculture	P
Alcohol or Tobacco Specialty Store	N
Alcoholic Beverage Club (Dining) Liquor License	N

**Table 15A-10-02 - Uses in Open Space District**

Uses	District
	<b>OS</b>
Alcoholic Beverage Club (Equity) Liquor License	C <sup>1</sup>
Alcoholic Beverage Club (Fraternal) Liquor License	N
Alcoholic Beverage Club (Social) Liquor License	N
Alcoholic Beverage Hotel License	N
Alcoholic Beverage Manufacturing License	N
Alcoholic Beverage Off-Premise Beer Retailer License	N
Alcoholic Beverage On-Premise Banquet and Catering License	C <sup>1</sup>
Alcoholic Beverage On-Premise Beer Tavern License	N
Alcoholic Beverage On-Premise Recreational Beer Retailer License	C <sup>1</sup>
Alcoholic Beverage Package Agency	N
Alcoholic Beverage Reception Center License	N
Alcoholic Beverage Resort License	N
Alcoholic Beverage Restaurant Beer -Only License	N
Alcoholic Beverage Restaurant Full Service License	N
Alcoholic Beverage Restaurant Limited License	N
Alcoholic Beverage Single Event Permits	C <sup>1</sup>
Alcoholic Beverage State Liquor Store	N
Alcoholic Beverage Temporary Beer Permits	C <sup>1</sup>
All Terrain Vehicles (ATV) Sales and Services	N
Alzheimer's Facility	N
Ambulatory Surgical Facility	N
Ancillary Commercial as part of a mixed use building	N
Animal Hospital, Veterinary Office	N
Animal Kennel, Commercial	N
Animals (Household Pets or Farm)	N
Aquarium	N
Arcade	N
Art Gallery	N
Assisted Living Facility - Large Capacity (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	N
Assisted Living Facility - Limited Capacity (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	N
Auto, Light Trucks, RV Dealerships (new) - Sale and Services Agencies	N
Auto, Light Trucks, RV Dealerships (used) - Sale and Services Agencies	N

**Table 15A-10-02 - Uses in Open Space District**

Uses	District
	<b>OS</b>
Auto, Light Truck, RV, Rental and Leasing Agencies	N
Automotive Self-Service Station	N
Automotive Service and Repair - Major	N
Automotive Service and Repair - Minor	N
Automotive Service Station	N
Automotive Service Station, Non-mechanical	N
Auto, Truck, RV, Equipment Storage	N
Bed and Breakfast Facility	N
Birthing Center	N
Boarding House	N
Botanical gardens	C
Business or Financial Services	N
Car Wash	N
Cemetery, Columbarium, Mausoleum	C
Commercial, Heavy	N
Commercial, Parking	N
Commercial Repair Services	N
Commercial Retail Sales and Services	N
Commercial, Specialty	N
Commercial uses of a complimentary nature which are shown to be compatible and necessary for the development project.	N
Community Center	N
Community Correctional Facility	N
Comprehensive Mental Health Treatment	N
Congregate Care Facility	N
Correctional Facility	N
Crematory, Embalming Facility	N
Dance Hall	N
Day Care, Adult	N
Day Care, Child	N
Day Care, Elderly	N
Day Care, Group	N
Drive-Up Window (non food) Banks, ATM's, Dry Cleaners, Pharmacy, etc.	N
Dwelling, Duplex	N

**Table 15A-10-02 - Uses in Open Space District**

Uses	District
	<b>OS</b>
Dwelling, Earth Sheltered	N
Dwelling, Group Planned	N
Dwelling, Multiple Unit	N
Dwelling, Single Family	N
Earth Station	N
Educational Facility with Housing	N
Equestrian Facilities	C
Equipment Sales and Services	N
Extended Living Areas	N
Fraternity or Sorority House	N
Garage Sales (Residential)	N
Guest House	N
Half-Pipe Ramps	N
Home Health Agency	N
Homeless Shelter	N
Home Occupation, Category I	N
Home Occupation Category II	N
Hospice	N
Hospital	N
Hotel	N
Industry, Light	N
Industry, Medium	N
Jail	N
Juvenile Detention Facility	N
Juvenile Secure Facility	N
Library	N
Manufactured Homes	N
Manufactured/Mobile Home Park	N
Medical and Health Care Offices	N
Mixed Use Development	N
Mobile Homes	N
Model Home	N
Modular Home	N

**Table 15A-10-02 - Uses in Open Space District**

Uses	District
	<b>OS</b>
Mortuary, Funeral Home	N
Motel	N
Multi-Family, 8 U/A	N
Non-Depository Institution	N
Nursing Care Facility	N
Nursing Home, Convalescent Home, and Rest Home <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	N
Park and Ride Facilities	N
Parking, Structure/Terrace	N
Parking, Underground	N
Parks, Public and Private	C
Pawn Shop	N
Permanent Make-Up	N
Planned Unit Development	N
Plant Nursery	N
Prison	N
Professional Office	N
Protective Housing Facility	N
Public Service	C
Public Utility Station	C
Recreation Center	C
Recreation, Indoor	C
Recreation, Outdoor	C
Recyclable Materials Collection/Drop-Off Facility	N
Rehabilitation/Treatment Facility	N
Religious or Cultural Activity	N
Research and Development Facility	N
Residential Facility for Elderly Persons <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	N
Residential Facility for Persons with a Disability <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	N
Residential Health Care Facility, Residential Care Facility	N
Residential Lease, Short Term	N
Restaurant	N

**Table 15A-10-02 - Uses in Open Space District**

Uses	District
	<b>OS</b>
Restaurant, Drive-up Window	N
School, Charter	N
School, Commercial	N
School, Commercial (Low-Impact)	N
School, Private or Quasi-Public	N
School, Public	N
Secondhand Merchandise Dealer	N
Sexually Oriented Business (escort agencies, outcall service agencies and semi-nude dancing agencies)	N
Sheltered Workshop	N
Skatepark	C
Small Health Care Facility	N
Social Detoxification Facility	N
Social or Reception Center, Fraternal Organizations	N
Solar Equipment	S
Solid Waste Conversion Facility	N
Stadium	N
Storage (Mini-Storage) Facilities	N
Street Vendors	N
Tattoo Parlor	N
Theater	N
Trade or Vocational School	N
Transitional Care Development	N
Transitional Housing Facility <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	N
Twin Home	N
Warehouse, Wholesale	N
Waste Transfer Station	N
Wind Energy Conversion System	N
Wireless Telecommunication	S
Zero Lot Line Development	N
Zoological Gardens	N

(Ord 13-13, Amended 6-5-2013, Ord 13-19, Amended 8-15-2013, Ord 13-22, Amended 10-4-2013, Ord 17-09, Amended 3-9-2017)

**C. Explanatory Notes.**

1. Permitted as a conditional use only within golf course grounds and facilities. Not permitted in other facilities or uses in the Open Space District.